

(To be recorded in Real Property Records of Denton County, Texas)

**Woodlake Estates Phase II Homeowners Association, Inc.
Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 2021-160061, 2020-196213, 2018-7270, 2013-129020 and 2013-65048.

1. Subdivision information. Woodlake Estates Phase II Homeowners Association, Inc., is an addition to the city of Flower Mound in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

Plat 1: Document 1993-80647 on November 9th, 1993

2. Declaration information. Lots in Woodlake Estates Phase II are subject to Master Declaration of Covenants, Conditions and Restrictions for Woodlake Estates Phase II Homeowners Association, Inc., recorded on November 9th, 1993 as Document 1993-80648, Real Property Records, Denton County Texas, and as amended by the following:

First Amendment: Document 1994-83450 on November 4th, 1994

Second Amendment: Document 1995-26955 on May 8th, 1995

3. Name of property owner's association. Woodlake Estates Phase II Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Woodlake Estates Phase II Homeowners Association, Inc.,
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://woodlakeestatesphaseII.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$275.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 12th day of January 2022

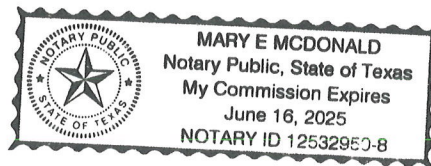
Woodlake Estates Phase II Homeowners
Association, Inc., a Texas property owners'
association

By: Michelle Malegni

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

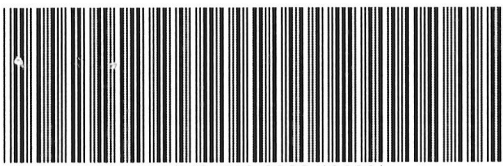
This instrument was acknowledged before me on this 12 day of January 2022 by
Michelle Malegni, on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary E McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Woodlake Estates Phase II Homeowners Association, Inc.,
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-418-2022-19639

**Denton County
Juli Luke
County Clerk**

Instrument Number: 19639

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: February 08, 2022 09:45 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 19639
Receipt Number: 20220207000834
Recorded Date/Time: February 08, 2022 09:45 AM
User: Patty M
Station: Station 5

Record and Return To:

FIRST SERVICE RESIDENTIAL TEXAS INC
14951 NORTH DALLAS PARKWAY STE 600

DALLAS TX 75254



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX